

Article IV. Public Land District (PL)

Sec. 17.3-25. Purpose of the District.

The purpose of this district is to establish a special classification for certain parcels of publicly owned or leased property. It is intended to identify those parcels, relate them to the Land Use element of the Comprehensive Plan and major elements of existing land use, permit the greatest certainty regarding the character of potential uses of public land which may be expected, and facilitate full utilization of public property for the public benefit.

Sec. 17.3-26. Application of the District.

To enable the district to operate in harmony with the plan for land use and populations embodied in these regulations, the PL District shall be applied only to those lands owned or leased by the City of Hampton or any other public agency within the City authorized to acquire property for public use. An affirmative action on the part of the City Council shall be required to zone any public property to the PL District. No property shall be rezoned to the PL District if any use exists on the property which would become nonconforming. At any time that any public property is returned to private ownership, the new owner shall petition the City Council to rezone the property to another suitable zoning classification before any private use is commenced.

Property owned or leased by the United States Government or the Commonwealth of Virginia shall be exempt from the provisions of this district as they may not be constitutionally regulated by this City.

Sec. 17.3-27. Permitted Uses. (Public Land)

A building or land shall be used only for the following purposes:

- (1) Any use which is required for the discharge of any governmental function.
- (2) Public fairgrounds, or public sports stadiums on at least fifty (50) acres.
- (3) Public schools.
- (4) Public buildings such as museums, art galleries, aquariums, planetariums, libraries, public

recreation buildings, public exhibition halls,
public auditoriums.

- (5) Parks, parkways, land reserves, conservation areas, and related facilities.
- (6) Golf courses (on at least fifty (50) acres), playgrounds, playfields, and the like.
- (7) Historic sites or exhibits and places of scenic beauty calculated to attract visitors and tourists.
- (8) Recreational or cultural activities or events such as municipal fairs, trade fairs, exhibitions, and the like on at least fifty (50) acres.
- (9) Carnivals or circuses on at least seventy (70) acres.
- (10) Concessions operated in conjunction with any other permitted use or municipal recreation program or activity.
- (11) Commercial communication tower subject to securing a Use Permit. (Amended 7/10/96; 1/23/02)
- (12) Noncommercial communication tower, up to seventy five (75) feet in height. Such tower height may be increased up to a total of one hundred twenty five (125) feet subject to securing a Use Permit. (Amended 9/9/98; 1/23/02)
- (13) Commercial Building-Mounted Antenna, subject to securing a Use Permit and provided the following (Amended 1/23/02):
 - (a) The building is not a single family dwelling;
 - (b) The minimum height of the building shall be no less than thirty five (35) feet; and
 - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;
 - (d) The antenna and support structures are painted so that they are compatible with the

primary building structure, unless roof mounted; and

- (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)

Sec. 17.3-28. Permitted Accessory Uses.

Uses and structures which are necessary or desirable adjuncts to permitted uses and structures, when such accessory uses and structures are under the management or control of the City of Hampton or agency responsible for the permitted uses or structures.

Sec. 17.3-29. Lot Size Standards.

- (1) No lot or parcel in the City shall be rezoned to the PL District unless it contains a minimum of twenty five (25) acres.
- (2) Those permitted uses which have specific acreage requirements established herein, shall be placed only on a lot or parcel which meets the acreage requirements for that use.

Sec. 17.3-30. Exemptions.

Properties in the PL District shall be exempt from all provisions of this Ordinance except those found in Chapters 17, 19, 20, 21, and 24. It is assumed from the character of the district that the quality of any use or activity which may be expected within this district will be equal or greater than that required by this Ordinance.